



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
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Planning Commission Staff Report  
Lower Level Conference Room  
July 5, 2016 1:30pm

**9. APPLICATION: 2121 Sonora Drive | Rezoning IND-1 to C-1**

Project Number: 201606130039

Location: 2121 Sonora Drive (040-009173)

Proposal: To rezone 2121 Sonora Drive from IND-1 to C-1

Applicant: David Rose, 206 Victorian Drive, Commercial Point, Ohio 43116

**Relevant Code Section(s):**

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

**Project Summary**

The applicant is proposing to rezone 2121 Sonora Drive, at the southwest corner of McDowell Road and Sonora Drive, from IND-1 to C-1. The applicant is requesting the rezoning to decrease setback requirements and to make the 1.12-acre lot more marketable for development.

The site is bordered to the south by property zoned SF-1 (single-family), to the west by township residential (suburban residential), to the north across Sonora by SD-2 (service), and to the east across McDowell Road by IND-2 (heavy industry).

Staff believes that the proposed C-1 zoning for the property will begin an appropriate transition on Sonora Drive from the industrial properties along McDowell Road to the office and multi-family residential developments to the west.

**Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.